

EASEMENT

THIS EASEMENT, made this 7th day of JUNE in the year of our Lord, Nineteen Hundred and Forty-Eight, between VICTORIA CLUB, a corporation, party of the first part, and the CITY OF RIVERSIDE, a municipal corporation of the State of California, the party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, do by these presents grant unto the party of the second part, a perpetual easement and right of way for the construction, reconstruction, inspection, maintenance, operation and repair of a vitrified clay pipe SANITARY SEWER, together with manholes, clean-outs, wye branches and other necessary appurtenances, all hereinafter referred to collectively as "structure", in, under and along that certain parcel of land in the City of Riverside, County of Riverside, State of California, described as:

Those portions of Lots 111 and 112 of "Division C" "Hall's Addition" as per map recorded in Book 9, page 3, of Maps in the office of the County Recorder of San Bernardino County; and of Lot 49 "Castleman's Addition" as per map recorded in Book 3, page 19, of Maps in the office of the County Recorder of San Bernardino County; and of Lot 1 "Victoria Ranch" as per map recorded in Book 4, page 59, of Maps in the office of the County Recorder of Riverside County; and of Lot 5 "Victoria Arroyo Tract" as per map recorded in Book 8, page 49, of Maps in the office of the County Recorder of Riverside County; and of High Street, a vacated street, included within the boundaries of a strip of land 10 feet wide - said 10 foot strip of land being described as follows by its center line in:

"PARCEL C"

Beginning at a point in Victoria Avenue, a 66 foot street, as deeded for street purposes on October 31st, 1898, by deed recorded in Book 76, page 34, of Deeds in the office of the County Recorder of Riverside County; said point being N. $74^{\circ} 42'$ W. 11.89 ft. from the SWly corner of Lot 8 "Fair View Terrace" as per map recorded in Book 9, page 54, of Maps in the office of the County Recorder of Riverside County, the Wly line of said Lot 8 being the Ely line of said Victoria Avenue and having a bearing of N. $0^{\circ} 50'$ W.; thence Ely 443.19 ft. to a point that bears N. $70^{\circ} 04'$ 40" E. 89.66 ft. from the SWly corner of Lot 6 of said "Fairview Terrace"; thence Ely 270.75 ft. to a point that bears S. $05^{\circ} 09'$ 40" E. 155.15 ft. from the common corner of Lots 108, 110, 111 and 112 of said "Division C" Hall's Addition"; thence Ely 299.90 ft. to a point that bears S. $64^{\circ} 01'$ 30" E. 349.06 ft. from said common corner of said Lots 108, 110, 111 and 112; thence SEly 369.35 ft. to a point that bears N. $21^{\circ} 53'$ 40" #. 374.82 ft. from the NEly corner of Lot 6 of "Victoria Arroyo Tract" as per map recorded in Book 8, page 49, of Maps in the office of the County Recorder of Riverside County; thence SEly 397.10 ft. to a point that is N. $80^{\circ} 56'$ 40" E. 72.29 ft. from said NEly corner of said Lot 6; thence Ely 602.90 ft. to a point that is N. $74^{\circ} 06'$ W. 438.57 ft. from the Ely terminus of that course in the Nly line of said "Victoria Arroyo Tract" that bears N. $84^{\circ} 29'$ W; thence Ely 482.05 ft. to a point that bears S. $68^{\circ} 03'$ W. 201.30 ft. from the most Nly corner of Lot 5 of said "Victoria Arroyo Tract"; thence NEly 218.52 ft. to a point that bears N. $20^{\circ} 56'$ 40" E. 24.55 ft. from said most Nly corner of said Lot 5; thence S. $61^{\circ} 29'$ 50" E. 205.48 ft; thence S. $12^{\circ} 42'$ 40" W. 140.92 ft; thence S. $30^{\circ} 29'$ 10" E. 325.66 ft; thence S. $69^{\circ} 08'$ 50" E. to Arroyo Drive, a 40 ft. street, as shown on a map of said "Victoria Arroyo Tract".

The side lines of the above described 10 ft. strip to be lengthened or shortened to terminate Wly in the Ely line of said Victoria Avenue and Ely in the NWly line of said Arroyo Drive.

ALSO

Those portions of Lots 47 and 48 of said "Castleman's Addition" and of Lots 110 and 112 of said "Division C of Hall's Addition"; and of Lot 4 of "Queen's Terrace" as per map recorded in Book 16, page 55, of Maps in the office of the County Recorder of Riverside County; and of Cridge Street and High Street - vacated streets, included within the boundaries of a strip of land 10 feet wide, said 10 foot strip of land being described as follows by its center line in:

"PARCEL E"

Beginning at a point in Lot 6 "Fairview Terrace" as per map recorded in Book 9, page 54, of Maps in the office of the County Recorder of Riverside County, California, that bears N. $70^{\circ} 04'$ 40" E. 89.66 ft. from the SWly corner of said Lot 6 - the most Sly line of said Lot 6 having a bearing of N. $83^{\circ} 44'$ E.; thence NEly 175 ft. along a line which if extended NEly would intersect the NEly line of Lot 112 of said "Division C of Hall's Addition" at a point 24 ft. NWly from the NEly corner of said Lot 112; thence NEly 177.07 ft. to a line parallel with and SEly 24 ft. from, the NWly line of Lot 110 of said "Division C of Hall's Addition" at its intersection with the SEly extension of the NEly line of said Lot 112; thence NEly along said parallel line 556.18 ft.; thence NEly 299.07 ft. to a line parallel with and SWly 12 ft. from the center line of Cridge Street - a vacated street - at a point that is SEly 20 ft. measured along said line parallel with said center line of Cridge Street from the NEly extension of the NWly line of said Lot 110; thence SEly along said line parallel with said center line of Cridge Street, 210.50 ft. to a point in a line that is at right angles to said center line of Cridge Street at its intersection with the center line of High Street - a vacated street; thence Ely 116.93 ft. to a point in Lot 17 of "Victoria Vista Tract" as per map recorded in Book 16, page 58, of Maps in the office of the County Recorder of Riverside County that is N. $38^{\circ} 30'$ 50" W. 49.85 ft. from the most Sly corner of said Lot 17, the SWly line of said Lot 17 bearing N. $50^{\circ} 15'$ W.; thence SEly 316.27 ft. to a point that bears N. $54^{\circ} 32'$ W. 179.32 ft. from the most Sly corner of Lot 6 of "Queen's Terrace" as per map recorded in Book 16, page 55, of Maps in the office of the County Recorder of said Riverside County; thence SEly 290.20 ft. to a point that bears S. $58^{\circ} 40'$ 20" E. 111.13 ft. from the most Sly corner of said Lot 6; thence SEly 112.10 ft. to a point that bears S. $61^{\circ} 05'$ 40" E. 124.07 ft. from the most Sly terminus of that course of Lot 5

that bears S. $56^{\circ} 06'$ E.; thence Ely 94.61 ft. to a point that bears S. $88^{\circ} 25'$ 20" W. 20.73 ft. from the most Sly corner of Lot 4 of said "Queen's Terrace"; thence Ely 218.39 ft. to a point that bears N. $89^{\circ} 31'$ W. 91.47 ft. from the SEly corner of Lot 3 of said "Queen's Terrace"; thence Ely 200.00 ft. to the terminus of this center line in Lot 1 of said "Queen's Terrace", said terminus bearing N. $88^{\circ} 56'$ E. 66.50 ft. from the angle point in the Sly line of Lot 2 of said "Queen's Terrace".

The side lines of said above 10 ft. strip to begin in a line that is normal to said side lines and which passes thru the point of beginning and to terminate in a line normal to said side lines and which passes thru the point of termination.